

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

An ordinance text amendment to allow zone change applications to the RM, R-1-7, R-1-8, R-1-10 and R-1-12 Zones in certain circumstances.

SYNOPSIS:

In July of this year, the City Council adopted ordinance #15-27 which, among other changes, limited future zone change applications to the A-2, A-1, A, RE, C-1, C-2, C-3, BRP, MXD, CC and M Zones. To provide some flexibility to this restriction, the Council directed staff to prepare an ordinance that would allow rezones to the RM Zone under certain conditions and to allow lots smaller than 15,000 sq. ft. on infill parcels less than 2 acres in area.

One of the conditions required to apply for the RM Zone is frontage on a street with a planned right-of-way width of at least 80' as indicated on the Major Street Plan or adjacency to existing multi-family residential development on two sides. For reference, a copy of the adopted Major Street Plan is included with this issue paper. Also included is a copy of the proposed Major Street Plan the Planning Commission will consider later this month as part of the General Plan update.

The purpose behind the requirement to have frontage on a major street is that the General Plan directs density to major streets where transit service is available. For reference, a copy of UTA's Salt Lake County Transit System Map is included.

RECOMMENDATION:

The Planning Commission recommends approval of the Ordinance.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/ Planning Director